THE REAL-ESTATE MARKET

Values on the West-Side Increasing-The Holiday Week Will Be Dull.

Waiting for the Fair-Grounds tite to Be Se lected-Moral Character of the Borrower in Loan Associations.

One of the peculiarities concerning the Indianapolis real-estate market is that it has not been spasmodic for some time. Of course, there are some weeks when the sales are largely in excess of those of other weeks, but there is all the time a constant, steady sale that has a tendency to keep down the rising voice of discouragement, and at the same time the wolf from the door of the wide-awake real-estate agent. And by the way, the real-estate agent is a study in himself. He is a wonderful manpatient, enduring and generally unsatisfied. Not that he goes wandering off after strange gods, but he acquires such a hankering, from long cultivation, for that god which is commonly known as the circulating medium by financiers, and "free silver" by the farmers, that he constantly thirsts for the excitement that comes in closing a big deal, and the money consideration due to himself.

But to return to the subject, the Indianapolis real-estate market is generally in a serene, healthful condition despite the occasional exaggerated attacks of fluency to which the agents are liable. The past week the market was quite good, although no unusually large sales were made. One fact is perceptible, and that is that West-side real estate is picking up in a considerable degree. Last week several good-sized deals in across-the-river property were consummated. Real-estate agents say there is no purely local cause for this rise in values and attribute it to the fact that real estate everywhere within the corporate limits of the city is gradually increasing with commendable zeal and persistency.

The near approach of the holidays is calculated to make the market dull. Peohumanity, can't buy real estate and Christmas presents simultaneously, and as the latter has grown gray in the pastime of be-coming a time-honored custom it naturally takes precedence over the former. Consequently, Christmas presents will be pur-chased as of yore, and real estate will remain at a stand-still for a few weeks. The all-important question of the selec-tion of the new fair-grounds site, or, rather, the long-drawn-out delay, has jumbled the real-estate market into a sort of a Mr. Micawber plight, from which it will not recover until the matter has been finally

Building Associations.

"What is the main point to be observed in making loans for a building association?" asked the young secretary of one of the local societies of a man who, for fifteen years, has had charge of the financial affairs of two of the largest Indianapolis associations. "The moral character of the borrower every time," answered the older man decisively. "In all the time that I have been a building association secretary I have made it positive rule never to advise a loan to a man or woman who seemed to be of doubtful character. By that expression I do not entirely mean immoral character. I refer to business ability as well as to morality. We have had certain loans offered our societies that on the face looked to be most excellent. Subsequent investigation has proved the prospective borrowers to be persons of dubious character. In such cases we have always declined to perfect the loan. Only once did we make an exception to this rule, and in that case we had trouble. A gentleman well known for his erratic way of doing business made application for a loan upon his residence. The loan was a good one so far as values were concerned and we made it promptly. From the start the dues, premium and interest were constantly delinquent, and we finally had to foreclose our mortgage in order to get a settlement from him. But such cases as this are mild compared to those met with every day by building association secretaries and appraisers. I refer to the schemes worked by a crowd of irresponsible small contractors who operate in the suburbs. This is their plan. They go to the owner of a tract of cheap ground and offer to erect a neat home upon one of the lots provided, of course, the land-owner will take a very small sum as a down payment, say \$25, and string the future payments over a long period, meanwhile assuming a second mortgage in favor of a first lien given a building association for funds with which to build. The next step is to visit a building association and procure the largest loan possible upon the house that is to be erected. Generally this is not difficult, the multiplicity of so-cieties unfortunately making it easy to get a larger loan than should be allowed upon the improvements promised. A'loan is eventually made, in nine cases out of ten being for a considerably larger sum than the cost of the buildings erected. The builder then moves into the house, puts the excess of money borrowed over that expended in his pocket, and pays his dues to the society if he pleases, or lets them go by default, and compels the association to fall back on the unfortunate holders of the second mortgages. Who must either association ond mortgages, who must either assume the first lien or lose the lot. A case of this kind was called to my attention this week. The builder of a house in one of the East
Washington-street additions was finally
ejected from the dwelling after an expensive lawsuit. The man had paid only
a very few dollars down on the lot, had
borrowed \$200 more than the property cost
him to build and had occupied it for six

decline absolutely to take second mort-gages from any but responsible people, and then watch sharply that all the money borrowed is actually expended upon the ASSOCIATION NOTES. The Chifford-avenue association will star a new series the first Monday in January at the time of helding the annual meeting. The Provident Saving, Loan and Investment Association has \$1,000 to loan at once. The office is at No. 32 East Market

months without paying a cent for the priviilege. This man was a clear gainer by the operation of \$250, while the holder of the

second mortgage is out that sum, besides having to pay for a cheaply built house which he doesn't want. The only way to

correct this abuse is for the lot-owners to

The Hoosier association has a greater demand for money than it can conveniently supply. Like all the other down-town associations its funds are in constant de-

The Sun association is enjoying a boom and expects a large business the coming year. The demand for loans is heavy and the funds are called out as rapidly as col-

The Atlas association is making heavy gains weekly in its membership, and is rapidly taking rank as one of the largest of the local societies. It is impossible to keep up with the demand for loans.

The new Keystone association, mention of which was made in this column last week, has almost completed its arrange-ments for issuing stock. The first series will start about the first of the year.

The Indianapolis Saving and Investment Company is just closing the most profita-ble half year's business in its history. John A. Reaume, the secretary, ably seconded by George Raschig, has built up an enormous business for this society.

The Star association is just finishing an unusually profitable year's work. Money is sold on a longer time and easier terms by this society than by almost any of the local associations. That such a plan is popular with the people is evidenced by the fact that the Star has one of the largest memberships in the State.

All of the secretaries are bard at work preparing statements for the year's business to be issued early in the coming year. A majority of the associations date all their transactions from Jan. 1 and declare dividends upon that date and July 1. Some of the associations make annual reports, however, upon the anniversary of their in-

The Eureka association still does one on the beaviest weekly businesses of any of the local associations. The northwesterf

part of the city, to which its business is largely confined, is expected to enjoy a boom the coming building season, especially so if the Miller farm is selected as the new fair ground and an electric line in consequence is built out Indiana avenue.

"I cannot get over it," said a building so-ciety member lately, as he paid a small fortune to the Secretary of State in order to incorporate an association, "that just before the new law became operative requiring societies to pay fees for incorporation proportionate to their capital stock, I didn't go to work and take out articles for the incorporation of forty or lifty associa-tions. I could have got half a dozen friends in the scheme with me who would have each become a director in these various societies. Of course, these organizations would never have advertised for bus-iness; in fact, would simply lain dormant iness; in fact, would simply lain dormant until some coterie came along who really wanted to start a society. Then, for a reasonable sum, we could have turned over the charter of a million-dollar society to them that would have cost them almost four hundred dollars to incorporate. Our crowd would, of course, resign the directorships, and our successors, in turn, would elect their own men. Great scheme, isn't it? I figure that I have lost about ten thousand dollars by not having put myself in time in a position where I could have undersold the great State of Indiana."

FRATERNITIES AND ORGANIZATIONS. Knights of Honor.

The Uniform Commandery is doing good work now, under command of M. M. Reynolds. They will drill next Friday evening. At the last regular meeting of Victoria Lodge the following officers were elected: P. D., J. M. Balfour; D., J. A. Dunlap; V. D., J. E. Anderson; A. D., P. E. Baker; reporter, J. W. Hosman; F. R., R. E. Stephens; treasurer, A. P. Hacker; chaplain, M. W. McCoy; guide, J. Knudson; guardian, H. C. Smith; sentinel, W. J. Curson; trustees, A. J. Gillett, H. B. Fatout and J. W. Barttam; organist, R. E. Stephens; degree master, M. W. McCoy. This lodge will have degree work to-morrow evening by the degree work to-morrow evening by the

Knights and Ladies of Honor. The lodges of Terre Haute are arranging to hold a union meeting about the mid-

Indiana Lodge will elect new officers for the ensuing term, and three trustees for one year next Wednesday evening. Gage Lodge will meet next Friday evenofficers elected for the ensuing term, including three trustees for one year.

The reception tendered the Grand Lodge officers by the lodges of Clay county in the city of Brazil last Monday evening was the largest gathering of lodge people that was ever held in that city.

Washington Lodge has added seven additional members to its degree team, making twenty in all. It is now the largest team of this order in the State. It is practicing for the contest with Brightwood Grand Protector Byrd will issue his offi-

cial circular, No. 2, this week, calting attention to the new laws, as enacted and amended at the last session of the Supreme Lodge. It will include a partial report of the good work done in this State since the late session of the Grand Lodge.

Pleasant Lodge, of Brightwood, has in-vited Rev. John Harden, paster of Brightwood Congregational Church, to preach for them this evening, at 7:30 o'clock, in its lodge hall. It extends a cordial invitation to all members and friends of the order to be present. The subject of the discourse will be, "The Lady; Her Character and

Chosen Friends. True Friend is getting up an entertain-

All the city councils will visit Crescent Council or Dec. 18. The prospects are for a very healthy in-

crease in membership.

The city conneils are getting their books ready for their auditing committees. Eureka Council's hall was full to overflowing on last Thursday evening, every council in the city being present. Alpha Council will have a brag social on Jan. 16, when all will have a chance to tell

what they have done for the order. Conneils throughout the State report great interest taken by the members and a healthy increase in the order is the result.

ABOUT GLOVES.

Directions How to Put Them On, Take Them Off, and Clean Them.

To be well-gloved is every well-dressed woman's wish, and to carry it out the art must be learned of caring properly for the gloves, and also of putting them on properly. The last might be called a part of the first, for a glove that is carefully put on and as carefully taken off will last much longer than an ill-treated one.

The best plan when buying gloves is to

have them fitted on while in the shop. There is so much difference in the elasticity of kid that two pairs of the same size often

But the care is only begun when the glove has been carefully fitted on by the saleswoman. It must be put on and taken off thereafter with due care if you wish it to keep its shape.

Always powder the hand, as it absorbs the moisture and the gloves slips on without sticking. First work the fingers entirely on from the outside, never between, as the forks of the glove are joined at the base of the fingers. This prevents strained places on the back and inside of the hand. Then work on the thumb, at the same time keeping the wrist of the glove turned back over the hand; this prevents straining at the palm center, where the little piece of kid is stitched underneath. Then work the glove on with the whole hand, never the glove on with the whole hand, never pulling where the seams are sewed, as the stitches, being sharp, cut the kid like a knife; finish by buttoning the second button first, the first last, as this lessens the strain across the fleshy part of the hand; use a button-book, for fingers strain out the button-holes. Remove the glove by turning over the wrist as far as the fingers, then pull the fingers off.

Unless one's purse allows a constant procession of new gloves one must learn to

cession of new gloves one must learn to keep the old ones as nearly new as possible in appearance. After a pair is taken off one should not be turned within the other in a wad or lump, but they must be pulled and stretched lengthwise and laid away in a box without any folding or doubling. They should also be kept in repair, for if rips on the finger-ends are neglected they soon get so large that in mending them it is impossible to restore the proper shape of

When the gloves are soiled they can be as well cleaned at home as at the profes-sional cleaner's. Wash them in benzine, rubbing and squeezing them; as freely as if they were cotton. Then rinse them in clean benzine; if very dirty they will require several rinsings. Benzine must be used in ample quantity, but if bought by the quart at a paint-shop, it is very cheap, and by allowing it to stand in a glass jar the dirt from the gloves will settle upon the bottom in a few days, leaving the liquid clear and free to pour off for use again and again.

After the dirt is removed from the gloves wipe them with a soft flannel and hang them over a register or lay them in a toward them over a register, or lay them in a towel

in a half-cool oven with the door open. Heat will dissipate the odors of benzine much more thoroughly than will exposure to the open air. If the gloves are dressed kid, iron them over tissue paper with a moderately warm iron. This will give them the shape and gloss of new ones. If you are so unfortunate as to buy a pair of gloves much too large for your hands, you can contract them perceptibly by laying a warm iron on them for a few moments.

Gladstone's Head.

T. P. O'Connor says in the Sunday Sun that Mr. Gladstone's statement that he had lost two inches of the stature he once had must be surprising to those who observed his perfect erectness of figure, as in walk-ing he still looks rather a tall man. It was one of Mr. Parnell's many strange notions that Mr. Gladstone used attificial means to add to his height, and whenever he saw Glad-stone walking the floor of the House he always gazed intently at the statesman's boots with a view of discovering whether they had high heels or not. While Mr. Gladstone's stature decreased, it is a currious fact that his head grew larger, even after middle age. Mr. Gladstone acknowledges himself that there has been a complete change in the appearance of his head tric juice can play freely and perform its since that period, and he had to change his functions. is strange, for in very few cases has the

head been known to grow after middle age. ELEGANT stock of diamond rings at Marcy's.

RECOLLECTIONS OF HATCH

When the Famed "Uncle Rnfus" of Wall Street Had His Home in Indianapolis

The Multi-Millionaire Played the Organ at the Old Baptist Church-Story of His Great Financial Success.

This city has at various times been the dwelling place of many persons who have filled many pages in the world's history, but among these there was but one who is enrolled among the Midases of the land, Rufus Hatch, the great Wall-street operator, with his family once lived here for more than a year. Among the old residents who knew him well at that time was E. C. Atkins, the saw manufacturer.

"I remember laughing at an article I saw in a newspaper some time ago," said Mr. Atkins to the reporter. "Speaking of the magnificent choir of Christ Episcopal Church, New York, the article said that Rufus Hatch was chairman of the music committee; that he didn't know anything about music, but contributed \$10,000 a year to the choir. When I knew Mr. Hatch he was a musician and a good one. That was in 1857 and 1858, when he played the organ in the old Baptist Church, at the corner of South Meridian and Maryland streets, where Schnull's block now stands. He came here from Chicago with Mr. Everts, the inventor of the shingle-mill, and they were interested together in its manufacture. It was the first thing of its kind, a new method of outting thing of its kind, a new method of cutting shingles by means of saws revolving horizontally. I had just begun the manufacture of saws, and had a little place at Hill's planing-mill. Hatch came there to set up his machinery, and I furnished the saws.

"The next I heard of him after he left Indianapolis was that he was getting rich operating in gold and stocks in New York. When I next met him, fifteen or sixteen years ago, he was manager of the Pacific Mail, and reputed to be worth \$10,000,000. While living in Indianapolis he resided somewhere on West New York street. somewhere on West New York street. have been in the house, but I cannot now

recall just where it was.' At No. 69 West New York street stands an old-fashioned two-story house that was built on Illinois street by Judge Martin M.



wards moved to its present site. Tradition has it that this house was occupied by the Hatch family during their sojourn here. It originally contained but four rooms, two below and two above, with a short hall from the front door to the rear room, from which a flight of stairs leads to the upper rooms. There is a fire-place in each of the four rooms, and an alcove in the rear of the hall which was formerly used as a dining-room. There is little about the house, at present, suggestive of its age, except the interior wood-work. which is composed of plain thin timber, grooved, according to the fashion of its time. The rooms are all extremely large, and the ceilings are higher than the ordinary, which give it an airy, comfortable appearance. Little is known about the army of tenants who in turn occupied the dwelling. For the last few years it has been occupied by Mrs. C. H. Powell-and daughter.

The history of Rufus Hatch is not dissimilar to that of most of the lucky operators of Wail street as to his humble begining. His name does not appear in the Cyclopedia of American Biography, but he was of New England origin and removed from his Eastern home at twenty years of age to try his fortune in the West. He was one of fourteen men who turn d the sod and stuck their spades into the gravel for the first railroad in Wisconsin. He removed to Chicago in 1854 and became a prominent commission merchant. The house with which he was connected failed and Hatch assumed the debts of the firm. From Chicago he went to Indianapolis and

afterward returned to the East. He was first heard of in New York city in 1862, where he appeared in Wall street with \$2,000 borrowed capital. At that time his debts amounted to \$80,000. He was soon known as one of the boldest and luckiest operators, and began to rapidly accumulate a fortune.

Hatch affects the old style of dress, wears a white neckcloth, and resembles a clergyman in his general appearance. His hair is light, his voice is described as low, persuasive and silvery—now that he has accumulated so many millions it may more appropriately be termed golden. He is remore than thirty families, in addition to which he makes liberal donations to many

More pleasant stories are told of Rufus Hatch than of any other of the money kings of Wall street. A friend had a horse that Mr. Hatch greatly admired. One day this friend came into Mr. Hatch's office, told him he was going to Europe, and proposed to present the horse to him if he would accept the gift. Mr. Hatch thanked him, said he would take the horse, and the two said he would take the horse, and the two separated. On his return from Europe the friend called to inquire about the horse. Mr. Hatch gave the desired information, and at the same time handed to the astonished friend a check for \$10,000. Not to be outdone in generosity he had bought a little stock for the gentleman while he was abroad, and the investment had resulted in the handsome profit here given.

How Did Shakspeare Die?

The story told by Ward in his diary, still in the treasury of the library of the Medical Society of London, tells nothing about the poet's long conviviality, although the poet himself leaves much to be inferred in that line. But it does not convey that, just previous to his last natal day he joined some boon companions (Ben Jonson and Drayton, the player,) in convivial pursuits, and that the result was his death from the

This shows a rapid death after a convivi-al outbreak, and supports the suggestion that the cause of his death was some respiratory mischief. Nothing is more probable than that the mischief was what would be called in his (Shakspeare's) day "a peripneumonia. an inflammation or impostume of the lungs, with a shortness of breath."

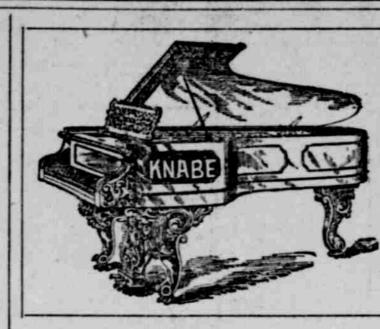
The description of the pneumonic cast of face after death is also true, and, taken in combination with theclimatic conditions so faithfully noticed, adds strong, and, as far as can be gathered from the facts coming down to us, all but conclusive evidence that the poet of England—some think of the world—died of that form of pneumonic disease lately named "pneumo-paresis." a form apt to strike suddenly and fatally those in whom the nervous energy has become reduced.

How to Drink Milk.

Some complain, says a contemporary, that they cannot drink milk without being "distressed by it." The most common reason why milk is not well borne is due to the fact that people drink it too quickly. If a glass of it is swallowed hastily it enters the stomach and then forms in one solid, curdled mass, difficult of digestion. If, on the other hand, the same quantity is sipped, and three minutes at least are occupied in drinking it, then on reaching the stomach it is so divided that when coagu-lated, as it must be by the gastric juice while digestion is going on, instead of being in one hard, condensed mass, upon the outside of which only the digestive fluids can act, it is more in the form of a sponge, and in and out of the entire bulk the gas-

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A FEW HINTS

TO PURCHASERS.



THE HOLIDAYS!

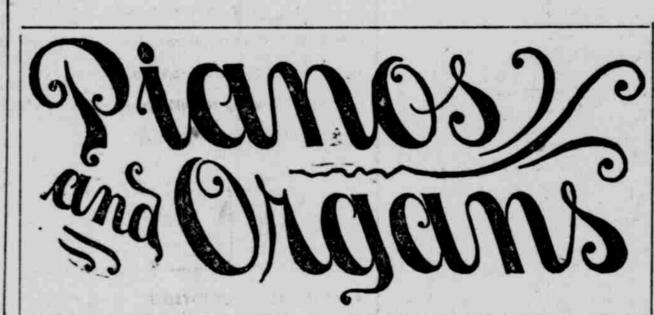
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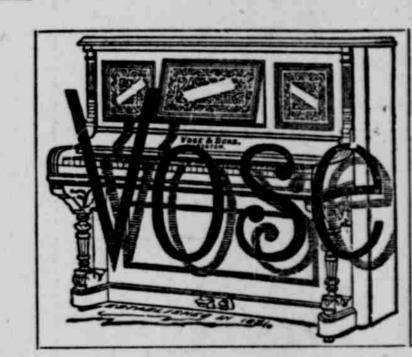
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